

New/Modified MLS Rules adopted by Bay East AOR

The following changes were approved by the Multiple management Committee (“M3”), consisting of representatives from Bay East, Contra Costa and EBRD, effective August 25, 2014. If you have any questions regarding the changes please contact Roya Chaudhry at 925-730-4071 or royac@bayeast.org . For a full set of the MLS Rules and Regulations [click here](#)

11.5 a) Photographs on the MLS. By submitting photographs to the MLS, the participant and/or subscriber represents and warrants that he or she either owns the right to reproduce and display such photographs or has procured such rights from the appropriate party, and has the authority to grant and hereby grants the MLS and the other Participants and Subscribers the right to reproduce and display the photographs in accordance with these rules and regulations. Use of photographs by a subsequent listing agent requires prior written authorization from the originating listing agent or other appropriate party with the legal right to reproduce and display such photographs. Except by the MLS for purposes of protecting its rights under Section 11.6, branding of photographs, virtual tours or any other photographic representation with any information or additional images, including but not limited to photos displaying “for sale” signs posted on the property, is prohibited

b) At least one (1) photo or graphic image of the front exterior of the property accurately displaying the listed property (except where sellers expressly direct in writing that photographs of their property not appear in MLS compilations) is required to be posted on the MLS ~~within 3 days of~~ **upon** submission of the listing in all categories other than business opportunity and Lots and Land.

Reason: Photos are a big factor for your clients, changing the rule from 3 day to upon submission will allow your auto-email notifications, IDX websites be complete from the first point of entry.

12.16 (q) Search Result Limitation. Broker Participants and R.E. Subscribers shall limit the number of listings that a viewer may view, retrieve, or download to not more that ~~100~~ **500** in response to any inquiry.

Section 12.19.18: A Participant shall limit the number of listings that a Registrant may view, retrieve, or download to not more than ~~100~~ **500** current listings and not more than 100 sold listings in response to any inquiry. |

VOW Policies

e. The number of current or, if permitted, sold listings that Registrants may view, retrieve, or download on or from a VOW in response to an inquiry may be limited to a reasonable number. Such number shall be determined by the MLS, but in no event may the limit be fewer than ~~100~~ **500** listings or 5% of the listings in the MLS, whichever is less.

Reason: To bring uniformity with the C.A.R MLS Model Rules and allowing more flexibility with the search results on your websites.